Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mark Stockton Beveridge, Jr. and Christiana White Beveridge, Co-Trustees 415 Page Road Nashville, TN 37205	**130 09 0 092.00**	**SAME**

Karen Johnson
Batch # 1442290
07/06/2026 08:39:43 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260706-0060184

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Christiana W. Beveridge and Mark S. Beveridge, Jr., wife and husband, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Mark Stockton Beveridge, Jr. and Christiana White Beveridge, Co-Trustees of the Beveridge Family Revocable Trust dated July 2, 2026** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **415 Page Road, Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 2nd day of July, 2026.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 2nd day of July, 2026.

CHRISTIANA W. BEVERIDGE

MARK S. BEVERIDGE, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christiana W. Beveridge and Mark S. Beveridge, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 2nd day of July, 2026.

Notary Public

My Commission Expires:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot. No. 1 on the Map of an unrecorded subdivision of certain lots in Bransford Realty Company's Forest Park Subdivision of record in Book 421, Page 64, Register's Office for said County, and being part of Lot No. 3 of said Bransford Company's Forest Park Subdivision, and described according to a copy of an unrecorded survey thereof as follows:

BEGINNING at a point in the center line of Page Road at the northeast corner of the property conveyed to Mrs. Toni Ginsberg by deed of record in Book 1338, Page 351, said Register's Office; thence along Ginsberg's north line westerly 192.5 feet to a point; thence northerly 64.1 feet to the southwest corner of the property of Desmond S. Swords and wife, conveyed by deed of record in Book 1290, Page 448, said Register's Office, thence along said Swords' south line easterly 229.9 feet to the center line of Page Road; thence with the center line of the same southerly 100.4 feet to the beginning.

Subject to all Easements and Restrictions of record.

BEING the same property conveyed to Christiana W. Beveridge and Mark S. Beveridge, Jr., wife and husband (as tenants by the entirety) from James F. Atkinson and wife, Tiffany S. Atkinson, by warranty deed filed for record on March 2, 2023, Instrument Number 20230302-0014964, as of record in the Register's Office for Davidson County, Tennessee.